

VICTORIA SQUARE

FINANCIAL STATEMENT

PREPARED FOR THE BOARD OF DIRECTORS

APRIL 2018



7124 North Nob Hill Road, Tamarac, FL 33321 (954-718-9903)

VICTORIA SQUARE CONDOMINIUM,

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Balance Sheet As of 04/30/18

ASSETS

CASH:

1010	Popular Bank Oper	\$ 4,625.16
1020	Popular Bank Reserve	63,617.48

SUBTOTAL CASH	\$ 68,242.64
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CURRENT ASSETS:

1110	A/R Maintenance	\$ 1,680.00
1130	A/R Assessment	1,535.00
1170	A/R Late Charges	75.00
1210	Utility Deposits	80.00

TOTAL CURRENT ASSETS	\$ 3,370.00
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TOTAL ASSETS	\$ 71,612.64
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Member Fees	\$ 2,219.00
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SUBTOTAL CURRENT LIABILITIES	\$ 2,219.00
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RESERVES

5010	Reserve Roof	\$ 4,183.97
5015	Reserve Painting	14,675.44
5020	Reserve Paving	43,335.56
5030	Reserve interest	1,421.61

RESERVES	\$ 63,616.58
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EQUITY:

5510	Retained Earnings	\$ 11,006.75
	Current Year Net Income/(Loss)	(5,229.69)

SUBTOTAL EQUITY	\$ 5,777.06
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TOTAL LIABILITIES & EQUITY	\$ 71,612.64
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VICTORIA SQUARE CONDOMINIUM,
INCOME AND EXPENSE STATEMENT
 Period: 04/01/18 to 04/30/18

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Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
14,646.00	14,695.99	(49.99)	06110	Maintenance Income	58,403.00	58,783.96	(380.96)	176,351.89
75.00	.00	75.00	06170	Owner Late Fees	350.00	.00	350.00	.00
.18	.00	.18	06900	Interest	.67	.00	.67	.00
14,721.18	14,695.99	25.19		SUBTOTAL INCOME	58,753.67	58,783.96	(30.29)	176,351.89
EXPENSES								
UTILITIES								
1,271.64	1,416.67	145.03	07010	Refuse	5,086.56	5,666.68	580.12	17,000.00
95.66	133.33	37.67	07050	Electricity	403.94	533.32	129.38	1,600.00
4,557.38	3,500.00	(1,057.38)	07060	Water / Sewer	20,146.31	14,000.00	(6,146.31)	42,000.00
.00	100.00	100.00	07150	Security	127.20	400.00	272.80	1,200.00
5,924.68	5,150.00	(774.68)		UTILITIES	25,764.01	20,600.00	(5,164.01)	61,800.00
BUILDING MAINTENANCE								
169.60	1,333.33	1,163.73	07210	Repair & Maintenance	3,784.19	5,333.32	1,549.13	16,000.00
760.00	416.67	(343.33)	07220	Janitorial	1,520.00	1,666.68	146.68	5,000.00
.00	41.67	41.67	07230	Exterminating	.00	166.68	166.68	500.00
.00	39.17	39.17	07240	Fire Equipment Maint & Repai	.00	156.68	156.68	470.00
.00	125.00	125.00	07320	Plumbing Repairs	.00	500.00	500.00	1,500.00
929.60	1,955.84	1,026.24		BUILDING MAINTENANCE	5,304.19	7,823.36	2,519.17	23,470.00
GROUND MAINTENANCE								
260.00	416.67	156.67	08010	Lawn Maintenance	2,660.00	1,666.68	(993.32)	5,000.00
.00	83.33	83.33	08020	Irrigation	2,062.70	333.32	(1,749.38)	1,000.00
.00	250.00	250.00	08050	Landscape Extras	.00	1,000.00	1,000.00	3,000.00
260.00	750.00	490.00		GROUND MAINTENANCE	4,742.70	3,000.00	(1,742.70)	9,000.00
MANAGEMENT								
586.25	586.25	.00	09000	Management Fees	2,345.00	2,345.00	.00	7,035.00
586.25	586.25	.00		MANAGEMENT	2,345.00	2,345.00	.00	7,035.00
ADMINISTRATIVE & OFFICE								
61.34	83.33	21.99	09110	Office Expense	1,276.95	333.32	(943.63)	1,000.00
.00	45.83	45.83	09120	CPA	.00	183.32	183.32	550.00
.00	83.33	83.33	09125	Legal	.00	333.32	333.32	1,000.00
.00	911.67	911.67	09134	Loan Payment	8,204.07	3,646.68	(4,557.39)	10,940.00
61.25	15.00	(46.25)	09140	Fees/Permits	237.25	60.00	(177.25)	180.00

VICTORIA SQUARE CONDOMINIUM,

INCOME AND EXPENSE STATEMENT

Period: 04/01/18 to 04/30/18

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Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
2,846.50	2,833.33	(13.17)	09150	General Insurance	6,983.55	11,333.32	4,349.77	34,000.00
2,969.09	3,972.49	1,003.40		ADMINISTRATIVE & OFFICE	16,701.82	15,889.96	(811.86)	47,670.00
10,669.62	12,414.58	1,744.96		TOTAL EXPENSES	54,857.72	49,658.32	(5,199.40)	148,975.00
RESERVES								
2,281.41	2,281.41	.00	09200	Reserve Transfer	9,125.64	9,125.64	.00	27,376.89
2,281.41	2,281.41	.00		TOTAL RESERVES	9,125.64	9,125.64	.00	27,376.89
1,770.15	.00	1,770.15		Current Year Net Income/(los)	(5,229.69)	.00	(5,229.69)	.00
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